

September 30, 2013

Ms. Kimberly Brandt
Director of Community Services
City Hall
100 Civic Center Drive
Newport Beach, CA 92660

Dear Ms. Brandt:

I am the owner of the property located at 100 Newport Center Drive, which is at the corner of Newport Center Drive and Newport Center Drive. Currently we have a 14,000 sq. ft. building on this site and it is being used as office space.

I understand that there are going to be some changes proposed for a General Plan Amendment for the City of Newport Beach that will affect various sites in Newport Center. I would respectfully request that I, as the property owner, be given the consideration for (1) an increased allotment of square footage for expansion and (2) for a potential change of use, which could include retail or other services, such as restaurants and commercial occupancy.

I know this is a complicated program and there are many moving parts and that inevitably it will probably require a traffic study and City vote, but it is very apparent to me that my location is potentially underutilized and the City of Newport Beach might benefit from a zone change, and I could certainly utilize the additional square footage as well.

I thank you for your consideration.

Sincerely yours,



John W. Hamilton
President

JWH/cns